

# **ZONING AND PLATTING BOARD OF REVIEW**

## **REGULAR MEETING NOTICE & AGENDA**

**Thursday, April 21, 2011 at 7:00 PM**

**Large Board Room, Town Hall**

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**CONVENE:**

**ROLL CALL:**

**CONSENT AGENDA**

**1C Minutes: Discussion and possible action to approve the minutes of the regular meeting held on March 24, 2011.**

**REGULAR AGENDA**

**NEW BUSINESS:**

**2R DECISION: Adrienne Ganz Sabatini & John Ganz – Assessor's Plat L, Lot 1-14 for relief under Chapter 731, a variance and special use permit from Section 4.4 Coastal Resources Overlay District, and a variance from Section 6.4 Dimensional Regulations a single-family dwelling at Major Arnold Road.**

**3R Decision: Monahan's Holdings LLC – Assessor's Plat E, Lot 150 for relief under Chapter 731, a special use permit from 8.1 (c) Commercial Substandard Lot, a special use permit from Section 10.1 Expansion of Non –Conforming Use, a variance and special use permit from Section 4.4 Coastal Resources Overlay District, a variance from Section 7.9 Parking, and a special use permit from Section 12.5 Standards to be met to make improvements to a**

**commercial structure at 190 Ocean Road.**

**Sitting: James Manning, Jerry Citrone, Anthony Brunetti, Robert Mulligan, Dr. Robert O'Neill**

**4R Public Hearing: Bogden & Rita Nowak – Assessor's Plat E, Lot 143, for relief under Chapter 731, a variance and special use permit from Section 4.4 Coastal Resources Wetlands Overlay District, a special use permit from Table of Use Regulations 6.1, Use Code 02, variances from Section 6.4 Dimensional Regulations, a special use permit from Section 12.5 Standards to be Met, and a special use permit from Section 10.1 Expansion of a Non-conforming Use to make exterior improvements to property consisting of two single-family dwellings located at 272 & 272A Ocean Road.**

**5R Site Review: Quest Montessori School – Assessor's Plat N-A, Lots 41-B**

**& 41-C, for relief under Chapter 731, for relief under Chapter 731, a variance and special use permit from Section 4.3 Coastal and Freshwater Wetlands Overlay District, and a special use permit from Section 6: Table 6.1 Table of Use Regulations, Use Code 74 for the construction of a school at property located on Boston Neck Road.**

**6R Site Review: Susan Mosca – Assessor's Plat I-J, Lot 64-30 for relief under Chapter 731, a special use permit from Section 8.1.C Commercial Substandard lot of Record, a special use permit from Section 9.1.2 Nonconforming Uses of Buildings or Structures, a**

**special use permit and variance from Section 10.1 Expansion of a Nonconforming Use, and a special use permit from Section 12.5 Standards to be met to amend a previous Zoning Board decision to make exterior improvements to property located at 1145 Succotash Road**

**7R Site Review: Steven Rockefeller – Assessor’s Plat Y-1, Lot 391 for relief under Chapter 731, a variance and special use permit from Section 4.4 Coastal Resources Overlay District, and variances from Section 6.4 Dimensional Regulations to demolish the existing single-family dwelling and construct a new single family dwelling on property located at 210 Wood Hill Road.**

**8R Public Hearing: Marguerite Mambro – Assessor’s Plat N-R, Lot 1027 & 1028 for relief under**

**Chapter 731, a variance and special use permit from Section 4.3 Coastal and Freshwater Wetlands**

**Overlay District to construct a single-family dwelling located on Algonquin Trail.**

**REPORTS FROM STAFF: None**

**REPORTS FROM THE ZONING AND PLATTING BOARD OF REVIEW: None**

**AGENDA ITEMS FOR NEXT MEETING: Undetermined**

## **ADJOURNMENT:**

**Said petitions are on file in the office of Community Development in the Town Hall and may be inspected by you during regular office hours.**

**Individuals requesting interpreter services for the hearing impaired must notify the Department of Community Development at 401-789-1044, X633 forty-eight hours in advance of the hearing date.**